



**DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS  
OFFICE OF THE ZONING ADMINISTRATOR**

October 10, 2021

**Via Emailed PDF**

Jennifer M. Kirwan, AIA  
Menassa Architecture, LLC.

**Re: 6605 8<sup>th</sup> St. NW- PDRM 21-Z-PDRM-00189**

Dear Ms. Kirwan:

The purpose of this letter is to summarize the information provided to you at the PDRM meeting on September 7, 2021 with my staff regarding the above referenced single-family residence.

**Property description:**

The existing residence was built in 1932 and is a masonry two story + finished attic building above grade. There is an existing wood framed addition at the rear of the house with an existing (uncovered) metal stoop with an adjacent metal stair, and is located in an R-1-B zone. It's existing footprint is non-conforming in respect to the rear yard, with an approximate 13.5 foot rear yard where 25 feet is required. As currently situated, the rear yard setback falls within the main body of the house nearly to the center ridge of the main structure, rendering the house nonconforming in respect to the rear yard.

You posed the following questions:

**To what extent can the existing rear addition and stoop be altered?** As per the Zoning regulations, Subtitle C-202.1 Nonconforming structures, the existing portions of the house are allowed to have ordinary repairs, alterations, and modernizations to the structure, including structural alterations. Per C-202.2 Enlargements or additions may be made to the structure provided that the addition or enlargement itself shall: a.) conform to use and development standard requirements; and b.) Neither increase or extend any existing, nonconforming aspect of the structure; nor create any new nonconformity of structure and addition combined.

**Can the roof of the existing rear addition be altered? Specifically, can the existing shed roof be altered so that it becomes a flat roof with height equal to it's previous highest point?** The roof of the non-conforming addition may be modified to be a flat roof as long as no portion of the new roof is higher than 40 feet as measured from the BHMP, as per Section D-205.3.

**May repairs or additional structure be made below the existing rear addition if the Structural Engineer deems additional footings or supports are necessary?** Additional footings may be added if required as long as there is no expansion (enlargement of existing footprint) of the nonconforming structure.

**At the rear of the existing building, where the setback extends deep into the existing footprint of the house, may a full dormer be added to the existing attic level of the house for more usable space within the existing attic?** Structural alterations such as a dormer are permitted as long as they remain within the existing footprint of the house and they conform to the applicable development standard requirements. As an example, the new dormer cannot exceed the maximum building height [three stories, 40 feet, for the applicable R-1-B zone].

**May the proposed new deck be located within the side and rear yard setbacks as shown in the attached drawings?** If the proposed approximately 10 x 8 foot deck is under 4'-0" in height, it., and the two sets of stairs, may be located within the side and rear yard setbacks as shown on Sheet EX.03 of the attached plan set.

Please feel free to contact me if you have any questions.

Sincerely, Matthew Le Grant  
Matthew Le Grant  
Zoning Administrator

Attachments:     Site plan dated 8-4-21  
                         Proposed Plan Set dated 7-2-21  
                         Survey dated 9-11-20

Zoning Technician: Brittany Bullock

DISCLAIMER: This letter is issued in reliance upon, and therefore limited to, the questions asked, and the documents submitted in support of the request for a determination. The determinations reached in this letter are made based on the information supplied, and the laws, regulations, and policy in effect as of the date of this letter. Changes in the applicable laws, regulations, or policy, or new information or evidence, may result in a different determination. This letter is **NOT** a "final writing", as used in Section Y-302.5 of the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations), nor a final decision of the Zoning Administrator that may be appealed under Section Y-302.1 of the Zoning Regulations, but instead is an advisory statement of how the Zoning Administrator would rule on an application if reviewed as of the date of this letter based on the information submitted for the Zoning Administrator's review. Therefore this letter does **NOT** vest an application for zoning or other DCRA approval process (including any vesting provisions established under the Zoning Regulations unless specified otherwise therein), which may only occur as part of the review of an application submitted to DCRA.